



#2021-00057
Redwood USA Preliminary PUD/Plat
Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	July 21, 2021
<u>Request:</u>	1. Preliminary Planned Unit Development for a 305-unit residential rental townhome development and 2. Preliminary Plat of Subdivision for a 3-lot subdivision.
<u>Location:</u>	Part of 1120 Central Park Drive
<u>Acreage:</u>	48 acres
<u>Zoning:</u>	R-3B PUD – Multi-Family Residential Planned Unit Development
<u>Surrounding Properties:</u>	North: RE – Residential Estate South: R-3B PUD – Multi-Family Residential Planned Unit Development East: R-3 – Multi-Family Residential (Cary) West: B-2 – General Commercial Planned Unit Development
<u>Staff Contact:</u>	Katie Cowlin (815.356.3605)

Background:

- The proposed development is located at the northern portion of the multi-family area of the original Lutter Center PUD.
- The Lutter Center PUD and annexation agreement allowed for 600 townhome units on the Kc67 acre R-3B PUD property. In 2020, the agreement was amended to allow a 280-unit apartment development on the southern 19 acres.
- The petitioner is proposing a residential rental community consisting of 305 ranch townhome units.

Request:

- Preliminary PUD for a 305-unit rental townhome development,
- Preliminary Plat of Subdivision to create three lots, and
- Variations to allow:
 - A 24-foot front yard setback,
 - Growth management allowance, and

- Two freestanding signs with a variation for height and area for one sign.

Following the Preliminary PUD/Plat review the request would come back to the Planning & Zoning Commission and City Council for Final PUD/Plat approval. The Preliminary PUD/Plat approval provides the opportunity for a project to receive zoning entitlements and have the ability to address conditions of approval and make edits to the PUD plan for Final PUD approval.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned R-3B PUD – Multi-Family Residential Planned Unit Development. This is the appropriate zoning district for a rental townhome development.
- The current Comprehensive Plan land use designation is High Density Residential. This is the appropriate land use designation for a rental townhome development.
- The property was previously granted Preliminary PUD for 600 townhome units on the full 67 acres. This approval was also grant through an annexation agreement, which is valid through 2025 and was extended through a development agreement to 2030.

SITE

- The proposed development would consist of pods of ranch townhome style units. The pods would range from four to six attached units. There would be a total of 305 units.
- The development complies with the dimensional requirements of the R-3B zoning district with the exception of the front yard setback.
 - The townhomes front Central Park Drive have a reduced setback of 25 feet instead of the 30-foot district standard.
- The proposed impervious surface coverage is 52.4%, which meets the zoning district requirement of 65%.
- The proposed net density is 6.73 dwelling units per acre for the rental townhome community. The R-3B zoning district allows for 9 dwelling units per acre.
- There are proposed parklets throughout the site which will provide open space for the residents. The parklets include gazebos, benches and little library boxes. There is room for added amenities to activate and enhance the parklets for the residents.

PARKING

- Per the UDO, 687 parking spaces would be required, the petitioner is providing the following parking options for a total of 1310 parking spaces:
 - Each unit has a 2-car garage
 - Each unit has a 21-foot “driveway” for guest parking

- An additional 90 guest parking spaces are located along the interior community drive aisles near the open spaces and mail kiosks

SITE LAYOUT – ACCESS

- Central Park Drive would be extended to the edge of the property line and connect to the current stubs.
- The interior community drive aisles are constructed of concrete and include a carriage walk. The total width of the community drive aisles are 26 feet to comply with the requirements of the Fire Rescue Department.
- The interior drive aisles would be posted with “No Parking” signs. Guest parking is provided in the driveways and guest parking spaces throughout the development.
- Sidewalks and paths are proposed throughout the site. The sidewalk crossings over the internal drive aisles are designated with striping to increase the visibility of the crossings.
- The townhome units are rentals and are not individually parceled like a traditional townhome. Therefore, the interior drive aisles are functioning like a parking lot drive aisle.
- A traffic impact study was completed by Sam Schwartz. The study found that the intersection of Central Park Drive, Lutter Drive and the entrance to the Walmart warrants improvements currently. Improvements to the Three Oaks Road and Lutter Drive intersection are also warranted. The City is planning traffic signals at both intersections. The development would need to provide their proportionate share of the improvements.

LANDSCAPING

- The townhome buildings are accented with foundation landscaping which includes shrubs and perennials. Trees are proposed along the drive aisles and between driveways.
- Street trees are provided along Central Park Drive.
- The petitioner is providing a 20-foot landscape buffer along the north property line and proposed added trees along the east property line for screening. The UDO does not require a landscape buffer between multi-family and attached single-family residential properties.

BUILDING ELEVATIONS

- The buildings are single-story and there are five model styles.
- The proposed color scheme is similar to The Springs by Continental Properties to the south. The complementary colors create a cohesive neighborhood design.
- The buildings fronting Central Park Drive have front elevations facing the street and the garage access is in the rear. This creates a pedestrian friendly feel to the street.
- The proposed elevations meet the design criteria for multifamily residential.
- The proposed building materials are stone and vinyl siding.
- The proposed architecture includes the following architectural accents:

- Dormers;
- Porch columns in the Craftsman’s style;
- Thick window trim;
- Varying styles of vinyl siding (horizontal and shake siding);
- Band boarding;
- Decorative garage doors in varying styles;
- Decorative gable vents; and
- Varying window sizes.

SIGNAGE

- There are two proposed freestanding signs for the development. The sign information and variations are listed below. Variations would be required for the main sign’s height and area. A variation would be required to allow two freestanding signs.

Sign	Quantity	Height	Area	Base
UDO Standard	1	4 ft.	16 square feet	Solid base at a minimum of 80% of the sign width
Main Entrance Freestanding Sign		Variation – 5.40 ft.	Variation – 40 square feet	Meets – over 100%
North Entrance Freestanding Sign	Variation	Meets – 3.9 ft.	Meets – 12.51 square feet	Meets – over 100%

Findings of fact:

PRELIMINARY PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow the development of a 305-unit residential rental townhome community with variations. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*

2. The use will not be detrimental to area property values.
 Meets *Does not meet*

- 3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*

- 4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*

- 5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
 Meets *Does not meet*

- 6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*

- 7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*

- 8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*

- 9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*

- 10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Residential PUDs.

- a. Location: A residential PUD can be located anywhere in the City, including any land proposed for annexation.
 Meets *Does not meet*

- b. Permissible uses: A mix of different residential dwelling types in proximity to each other is encouraged. Neighborhood commercial uses serving the development may be approved as part of a residential PUD where appropriate.
 Meets *Does not meet*

- c. Nonresidential uses: Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone that meets the requirements of Section 4-400, Landscaping and screening standards.
 Meets *Does not meet*

d. Pedestrian paths: Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.

Meets *Does not meet*

e. Growth management: A growth management schedule shall be provided to and approved by the City Council, which indicates the number and type of residential units to be constructed in each calendar year. The maximum number of units to be constructed shall be 25 residential units or 15% of the total number of residential units (including all phases of the proposal), whichever is greater, in any calendar year. The City Council with recommendations from the Planning and Zoning Commission, at final PUD approval can approve, deny or adjust the percentage of an increase in the number of units that can be built in one calendar year. The City Council and the Planning and Zoning Commission shall consider the following criteria in approving an increase in the number of units that can be built annually:

i. Advance dedication of school and park sites and advance payment of school, park and other impact fees;

Meets *Does not meet*

ii. Payment for installation of road impact improvements or fees applicable by law;

Meets *Does not meet*

iii. Smaller subdivisions which encourage in-filling within an established part of the community;

Meets *Does not meet*

iv. Completion of major and collector road networks and critical linkages in the street systems;

Meets *Does not meet*

v. Fulfill a need for various unit types and income levels such as low and moderate-income housing;

Meets *Does not meet*

vi. Provisions which satisfy needed public facilities;

Meets *Does not meet*

vii. Innovative architectural design, quality of exterior materials and creative use of landscaping;

Meets *Does not meet*

viii. Other criteria or extraordinary amenities, not listed above, which may meet the development goals of the City.

Meets *Does not meet*

PRELIMINARY PLANNED UNIT DEVELOPMENT – Planned Unit Development Variation

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow variations for front yard setbacks, yard abutting residential and additional signage. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development Amendment proposed by the Petitioner includes the following variations from the UDO:

1. Article 3-200(A)(6) Front yard setback of 30 feet to allow 25 feet for townhomes fronting Central Park Drive.
2. Article 4-500(D)(1)(e) Growth management requirement of 25 residential units or 15% of the total number of residential units in a calendar year.
3. Article 4-1000(D)(2) Signs:
 - a. To allow a freestanding sign that is 5.4 feet in height and 40 square feet in area and
 - b. To allow two freestanding signs.

The proposed front yard setback for various pods of townhomes is 25 feet. The reduced setback is found along Central Park Drive. The elevations of these townhomes are front facing and have rear loaded garages, the reduced setback creates a pedestrian friendly design.

The growth management section of the residential planned unit development section of the UDO is geared towards single-family detached housing developments. Multi-family apartments and townhome developments require a waiver of this requirement.

The main entrance sign exceed the UDO standards for multi-family residential signs for height and area. The most recent residential signs (Continental and Woodlore Estates also received sign variations). The proposed second freestanding sign is located at the second access point along

Central Park Drive. The second sign is reduced in height and area and meets the UDO standards for multi-family signs.

PRELIMINARY PLAT OF SUBDIVISION

The petitioner is requesting a Preliminary Plat of Subdivision for Redwood of Crystal Lake. The subdivision is a three lot subdivision to divide the 48 acres into three areas for construction, the parcels will remain under common ownership.

- a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;
 Meets *Does not meet*

- b) Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities;
 Meets *Does not meet*

- c) Providing right-of-way easements for streets and utilities;
 Meets *Does not meet*

- d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;
 Meets *Does not meet*

- e) Ensuring there is adequate open space and recreation facilities to serve development;
 Meets *Does not meet*

- f) Ensuring there is proper recordation of landownership records;
 Meets *Does not meet*

- g) Installation of any public improvements including water, sewer, storm sewer or detention, parkway trees, and sidewalks;
 Meets *Does not meet*

- h) Burial of overhead utility lines and all new lines and services in appropriate easements; and
 Meets *Does not meet*

- i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City
 Meets *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

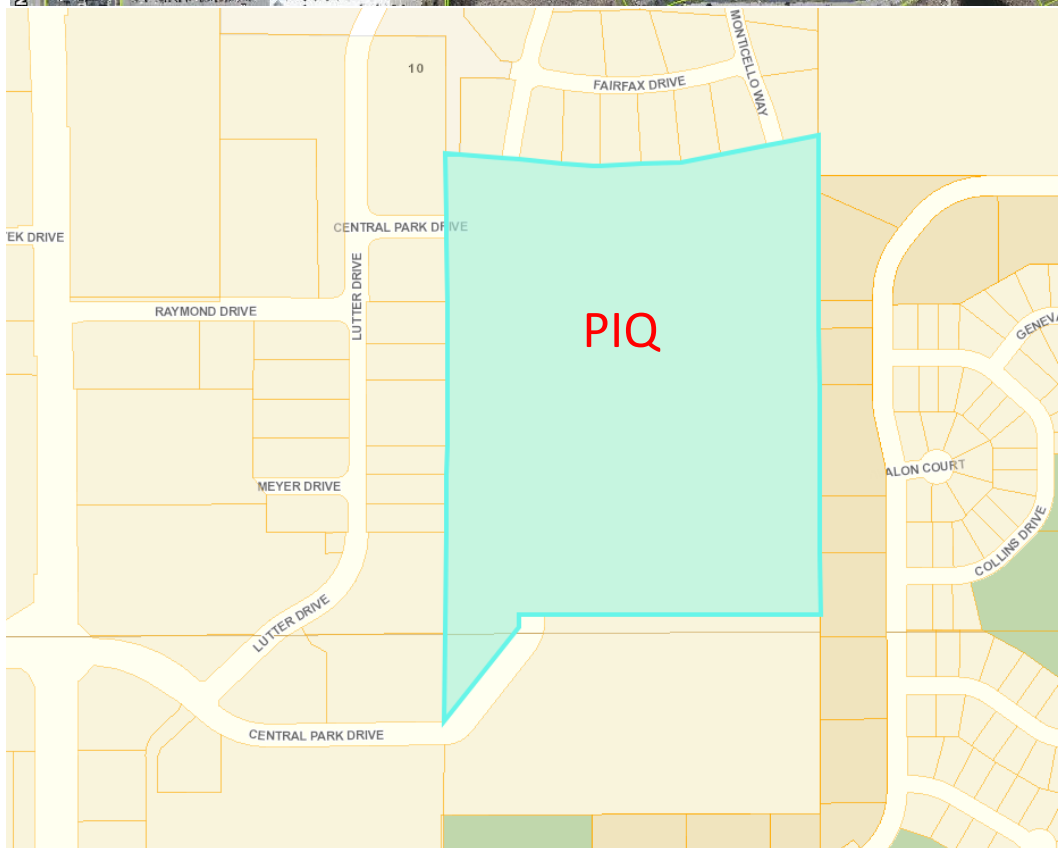
Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Redwood USA LLC, dated 04/13/2021, received 04/20/2021)
 - B. Plat of Survey (Cemcon, Ltd, dated 04/15/2021, received 04/20/2021)
 - C. Preliminary Plat of Subdivision (Cemcon, Ltd, dated 06/11/2021, received 06/16/2021)
 - D. Preliminary Site Plan (Cemcon, Ltd, dated 07/15/2021, received 07/16/2021)
 - E. Preliminary Engineering Plan (Cemcon, Ltd, dated 06/11/2021, received 06/16/2021)
 - F. Sight Line Exhibit (Cemcon, Ltd, dated 06/11/2021, received 06/16/2021)
 - G. Preliminary Stormwater Management Report (Cemcon, Ltd, dated 06/18/2021, received 06/18/2021)
 - H. Preliminary Sign Plan (CT Consultants, dated 04/30/2021, received 06/16/2021)
 - I. Preliminary Landscape Plan (CT Consultants, dated 04/30/2021, received 06/16/2021)
 - J. Colored Renderings (MPG Architects, dated 04/16/2021, received 06/16/2021)
 - K. Preliminary Elevations (MPG Architects, dated 06/16/2021, received 06/16/2021)
 - L. Preliminary Tree Survey (Gary R Weber Associates, Inc., dated 05/26/2019, received 06/16/2021)
 - M. Traffic Study (Sam Schwartz Engineering, dated 06/16/2021)
2. Landscape Plan/Tree Survey:
 - A. Provide a list of quantities and species for the final landscape plan that comply with the minimum sizing requirements of the UDO.
 - B. Provide quantities of trees on the Tree Survey. Based on the quantities of trees and the Tree Preservation Section of the UDO, additional trees may be required.
 - C. Preserve the existing tree line along the north and east property lines to keep the natural buffer and supplement the area with new tree and shrub planting to enhance the proposed landscape buffers.
 - D. Add shrubs and evergreen trees at the end of the drive aisles along the eastern property line for screening of headlights.
3. Architecture:
 - A. Work with staff on a way to break up the long rear facades of the five and six unit buildings.

- B. Utilize premium vinyl siding, long runs and a thickness of .044 or greater to reduce waving/warping.
4. Site Plan:
- A. Work with staff to incorporate additional amenities to the parklets.
 - B. Provide a sidewalk access from the townhomes fronting Central Park Drive to the public sidewalk along Central Park Drive.
 - C. Provide a plat of dedication/vacation for the portion of right-of-way for Central Park Drive at the proposed connection location with approval from Continental Properties.
5. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.
6. Provide a photometric and lighting plan for Final Planned Unit Development that complies with the lighting requirements of the UDO.
7. The internal drive aisles shall be posted with “No Parking” signs.
8. Continue to work with the Fire Rescue Department on the design of the sprinkler system for the buildings or fire wall option.
9. Traffic/Future Roadway Improvements:
- A. The petitioner must contribute their proportionate fair share of the construction costs for the improvements to Central Park Drive/ Lutter Drive (6.2% @ \$21,700), IL Route 31/James R. Rakow Road/Central Park Drive (2% @ \$7,000) and Three Oaks Road/Lutter Drive/Sands Road (4.3% @ \$86,693) based on the projected traffic volume increase for the proposed development as determined by the traffic impact study dated 16 June 2021 by Sam Schwartz.
 - B. The petitioner shall provide a Letter of Credit, Bond or Escrow payment for its share of the above mentioned improvements. Cost participation for off-site improvements will be calculated once final cost estimates have been provided based on the recommendation of the City’s traffic engineering consultant as approved by the City’s Director of Public Works. In the event that the final cost sharing amount is not determined prior to the time the petitioner is issued a building permit for the site, the petitioner shall provide a Letter of Credit, Bond or Escrow payment in an amount reasonably estimated by the Director of Public Works, by the issuance of a certificate of occupancy for any building on the site. Notwithstanding the foregoing, in the event that the petitioner executes an agreement (which shall be in a form reasonably satisfactory to the Director of Public Works and the City Attorney) to be recorded against the site that ensures the payment of the final cost-sharing amount by the petitioner or petitioner’s successor in ownership, the requirement for a Letter of Credit, Bond or Escrow payment shall be waived.
10. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, Police and Fire Rescue Departments, as well as the City’s stormwater consultant, Christopher B. Burke Engineering and traffic consultant, Sam Schwartz Engineering.

PIQ MAP – REDWOOD USA LLC
North of 1120 Central Park Drive



Certificate of the Publisher

Northwest Herald

Description: VARIANCE - REDWOOD
1899137

MCHENRY COUNTY PREPAID LEGALS
PO BOX 250
CRYSTAL LAKE IL 60014

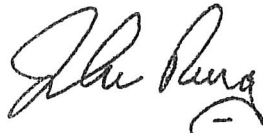
Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 07/02/2021

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by John Rung, its publisher, at Crystal Lake, Illinois, on 2nd day of July, A.D. 2021

Shaw Media By:



John Rung, Publisher

Account Number 10069745

Amount \$129.40

PUBLIC NOTICE
BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS
 IN THE MATTER OF THE PETITION OF Redwood USA LLC

LEGAL NOTICE
 Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Redwood USA LLC, for a Preliminary Planned Unit Development and Preliminary Plat of Subdivision, relating to the 48-acre property located east of Lutter Drive and south of Olde Post Road and E. Monticello Way in Crystal Lake, Illinois 60014. PIN:19-10-476-012.

This application is filed for the purpose of seeking a Preliminary Planned Unit Development and Preliminary and Preliminary Plat of Subdivision Approval allowing a 305-unit rental townhome development with variations to allow for a 24-foot front yard setback, a variation of six feet; a 45-foot yard abutting residential districts setback, a variation of 5 feet; two freestanding signs, a variation of one sign, construction of greater than 46-units per calendar year, a variation to the growth management allowance for residential PUDs and any other variations as necessary to approve the plans as presented, pursuant to Article 3, Article 4, Article 5 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday July 21, 2021 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
 Planning and Zoning Commission
 City of Crystal Lake

(Published in the Northwest Herald on July 2, 2021)
 1899137

**City of Crystal Lake
Development Application**

Office Use Only

File # _____

Project Title: Redwood Crystal Lake

Action Requested

- | | |
|---|--|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Preliminary PUD |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Preliminary Plat of Subdivision |
| <input type="checkbox"/> Conceptual PUD Review | <input type="checkbox"/> Rezoning |
| <input type="checkbox"/> Final PUD | <input type="checkbox"/> Special Use Permit |
| <input type="checkbox"/> Final PUD Amendment | <input type="checkbox"/> Variation |
| <input type="checkbox"/> Final Plat of Subdivision | <input type="checkbox"/> Other |

Petitioner Information

Name: Redwood USA LLC (Kellie McIvor)

Address: 7007 E. Pleasant Valley Rd

Independence, OH 44131

Phone: 216-254-8425

Fax: _____

E-mail: kmcivor@byredwood.com

Owner Information (if different)

Name: Chicago Title and Trust Land Trust Company as Trustee under Trust No. 8002363049

Address: 104 S. Wynstone Park Dr.

Barrington, IL 60010

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Two bedroom, two bathroom, ranch style apartment homes with 2 car attached garages with every unit.

Project Address/Location: James R Rakow Rd. behind the Walmart

PIN Number(s): 19-10-476-011

Development Team

Please include address, phone, fax and e-mail

Developer: Redwood USA LLC

Architect: James Keys - MPG Architects

Attorney: Erin Bowen Welch - Dawda Mann PLC

Engineer: Kevin Serafin - CEMCON LTD.

Landscape Architect: Rich Washington - CT Consultants Inc.

Planner: Mike Schoppe - Schoppe Design Associates Inc.

Surveyor: CEMCON LTD.

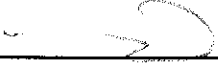
Other: _____

Signatures

Kellie McIvor 

PETITIONER: Print and Sign name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.



OWNER: Print and Sign name WAZE Light Date 4/13/21

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

REDWOOD USA

April 19, 2021

Katie Cowlin
Community Development
City of Crystal Lake
100 West Woodstock Street
Crystal Lake, Illinois 60014

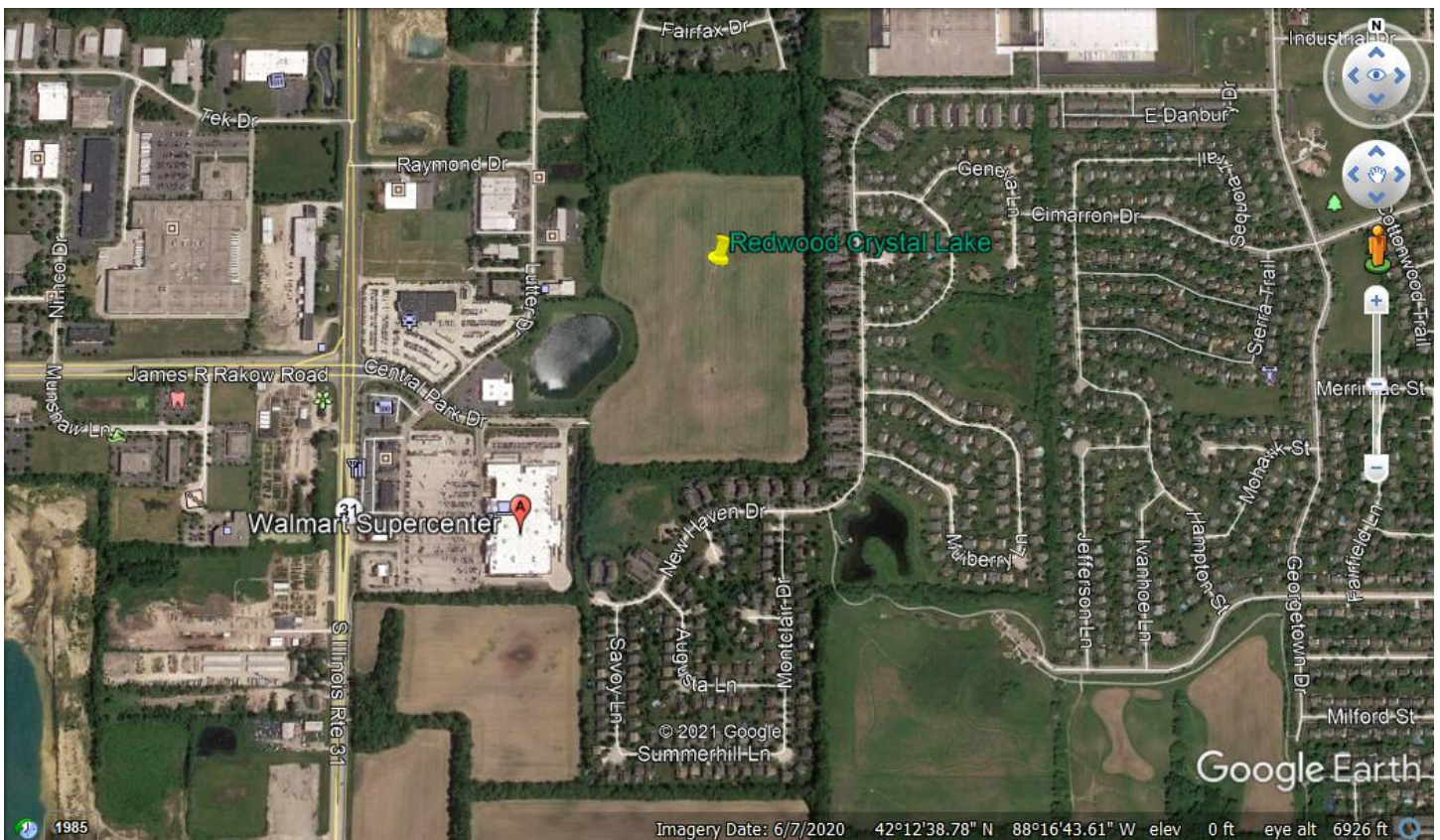
Subject: Development Application for PUD – Preliminary and Plat of Subdivision – Preliminary for a neighborhood of single-story, attached apartment townhomes (the “Project”) on approximately 45 acres situated northeast of the intersection of James R. Rakow Road and South Illinois Route 31, Crystal Lake, Illinois, Parcel Number 19-10-476-011 (“Property”)

Dear Ms. Cowlin,

Please find enclosed materials related to a Petition for a Planned Unit Development and Preliminary Plat regarding the Property. The application proposes a neighborhood of single-story, attached apartment townhomes.

The Property

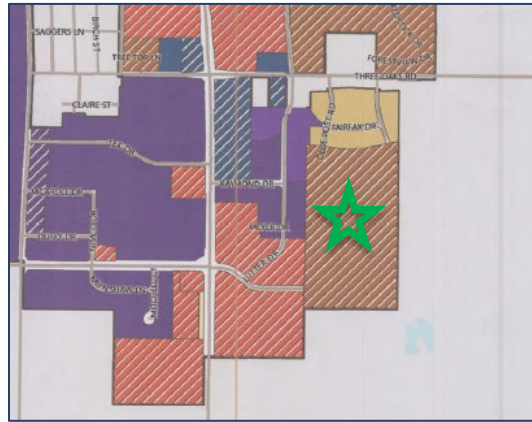
The Property is located on approximately 45 acres situated northeast of the intersection of James R. Rakow Road and South Illinois Route 31:



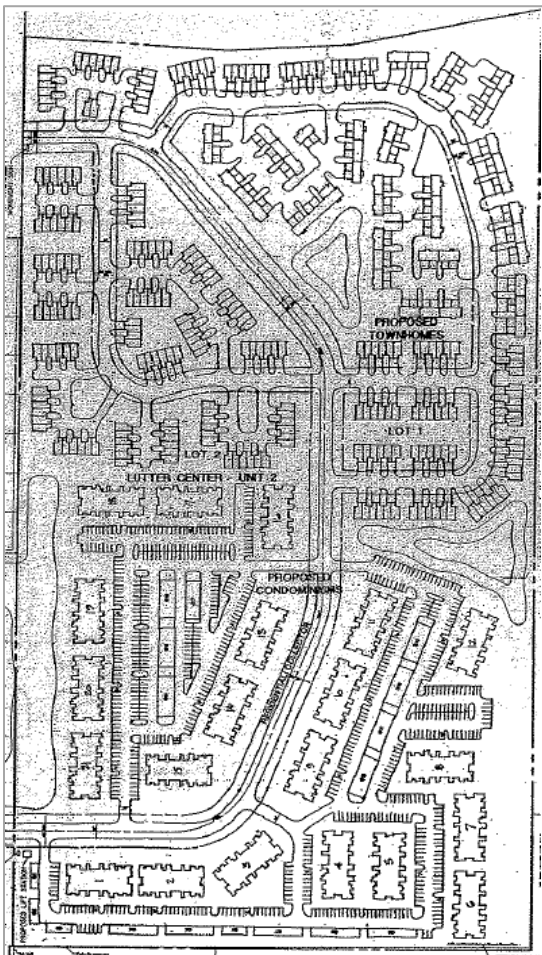
REDWOOD USA

Alignment with Current Zoning

The City Zoning Map shows the current zoning below. The Property is indicated by the blue star:



The Property was zoned under an Annexation Agreement recorded by the McHenry County Recorder on February 10, 2006 as Instrument No. 2006R0009819, as amended (collectively, the “Annexation Agreement”). Under this agreement, the Property is zoned R-3B PUD (Planned Unit Development) with an allowance for 600 multi-family townhomes. The Redwood neighborhood proposes 305 multi-family townhomes and a leasing office:



Approved Neighborhood

- 320 townhomes, 15 more than Redwood proposes
- Density = 7.06 u/a (.33 u/a more than Redwood proposes)
- All multi-story homes
- No park area green space
- Public road connecting Central Park Drive & Lutter Drive

REDWOOD USA

Redwood has designed the site almost identically to the current approved plan, keeping the public road connection and community-centered development while improving upon density and green space:

Proposed Neighborhood:

- ✓ 305 homes, 15 fewer than allowed
- ✓ Density = 6.73 u/a (.33 u/a fewer than permitted)
- ✓ All single-story homes vs multi-story in approved plan
- ✓ Three parklet green spaces
- ✓ Public road connecting Central Park Drive and Lutter Drive



REDWOOD

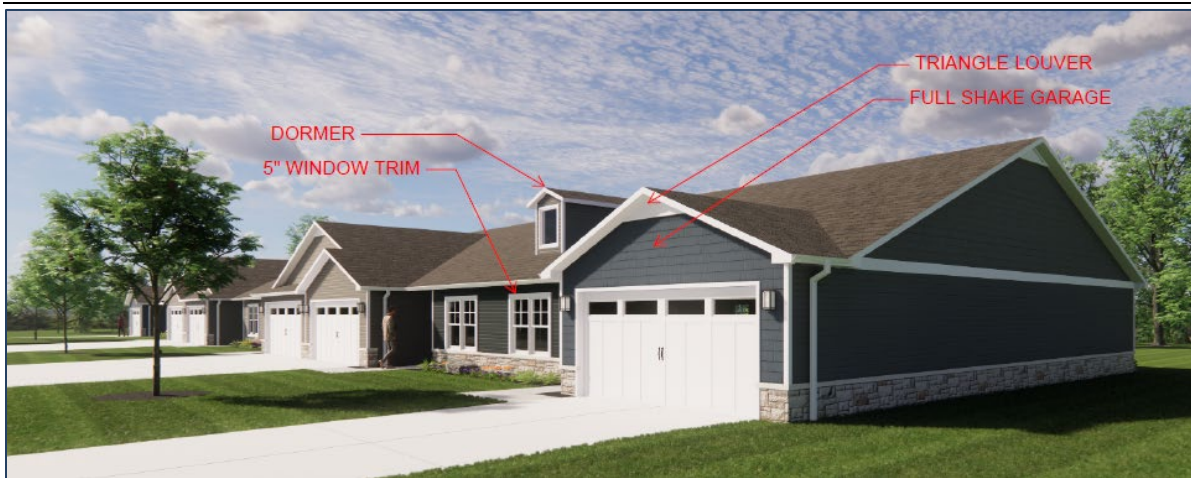
USA

The Annexation Agreement included approved elevations, with two-story buildings; roofline variation, including the use of dormers; a mix of window trim and shutters, and some stone accents on front elevations:



REDWOOD USA

Redwood proposes apartment homes that continue the variation in roof lines with raised heel trusses and dormers and the mix window treatments. Then, it improves on the current approved elevations, with all single-story living, upgraded garage doors, and a cohesive blend of stone and shake accents:



REDWOOD

USA

Alignment with the Comprehensive Plan: Importance of Multifamily Housing

The *Crystal Lake Comprehensive Plan* recognizes that *[m]ultifamily housing is important because it provides an alternative housing option... ideal to integrate within commercial projects. Multifamily housing can be located closer to business zoned properties allowing residents better access to jobs, services, retail goods, and transportation services.*

The proposed Redwood neighborhood aligns with this ideal. It provides a medium-density multifamily neighborhood within a PUD that was expressly created for multifamily use, near to a busy retail area that includes a WalMart Supercenter and the Central Park Place shopping area.

Nature of the Use/Who Is Redwood?

Redwood builds, and then owns and manages, single-story apartment neighborhoods across the Midwest and southern states. Redwood owns and manages over 13,000 apartment homes in Michigan, Ohio, Indiana, North Carolina, South Carolina, Kentucky, and Iowa. **Redwood owns and manages every apartment home it has ever built.** As such, Redwood will continue to own and manage the proposed neighborhood in Crystal Lake, including all private drive aisles, open space, and common areas.

All Redwood neighborhoods are privately financed and leased at market-rate.

About the Proposed Redwood Neighborhood/Scope of Development

Redwood builds one thing only: single-story, market-rate apartment homes, each with two bedrooms, two baths, a 2-car driveway, a patio, and an attached 2-car garage. Redwood apartment homes are a home replacement. They are designed to attract residents who *rent by choice*.

All Redwood homes are stick construction and built to single family home standards, with high levels of energy efficiency (high HERS ratings on blower door tests, Energy Star-rated windows, appliances, and low flow plumbing fixtures; high efficiency HVAC units). Because Redwood owns and manages its neighborhoods, quality, long-lasting construction materials and processes are integral to its long-term asset management program.

The proposed neighborhood in Crystal Lake will be built in three consecutive phases.

About Redwood's Private Drive Aisles

Redwood intends to build and dedicate the public road connecting Central Park and Lutter Drives. All other drive aisles in the neighborhood will be private. Redwood will maintain those drive aisles.

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Because Redwood will own and manage its Crystal Lake neighborhood in perpetuity, its private drive aisles are built with an eye toward long-term asset management. The detail, shown on the engineering plans enclosed with this submittal, are concrete-- designed to last. The drive aisle plans are all subjected to an autoturn analysis to ensure that emergency vehicles have adequate turn radii.

The private drive aisle will be 22' wide, with an accessible, integrated sidewalk on one side. Redwood will control on-site traffic and parking in several ways. First, Redwood provides ample off-street parking for its residents. Each apartment home offers four parking spaces exclusive to that home-- two in the garage and two in the driveway.

Second, Redwood provides additional off-street parking throughout the site. The current plan shows 80 off-street parking spaces in addition to the 1,220 unit-related parking spaces (2 in each drive, 2 in each garage), for a total of 1,300 parking spaces in the neighborhood.

Third, Redwood prohibits resident and guest on-street parking in each resident's lease and addendum. The penalty is towing and is called out in the lease. All resident vehicles must be registered with the leasing office.

Fourth, Redwood posts speed limits of 13 mph. Redwood neighborhoods mandate a low speed limit that encourages thoughtful driving.

In all, the prohibition of on-street parking, adequate off-street parking, low speed limit, and drive aisle width all work together to encourage responsible and slow driving in Redwood neighborhoods. Concrete construction creates a solid, long-lasting drive aisle network. Through thoughtful design, strong lease provisions, and a strong, on-site management presence, Redwood engenders safe, enduring egress through its neighborhoods.

What Can Redwood Bring to Crystal Lake?

Redwood can provide an age-in-place solution for Crystal Lake residents. Forty-five percent of the population in the Project area is in the 45 year+, empty-nester age group, indicating a housing need for residents whose children are grown; and who are ready to move on from the tax and maintenance burdens of single family homeownership:

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31 East St Crystal Lake, IL 60014						
	1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2020)						
Total Population	5,426		45,183		128,764	
Age Under 5 Years	286	5.3%	2,240	5.0%	6,394	5.0%
Age 5 to 9 Years	404	7.4%	2,615	5.8%	7,684	6.0%
Age 10 to 14 Years	430	7.9%	3,096	6.9%	9,267	7.2%
Age 15 to 19 Years	397	7.3%	3,161	7.0%	9,204	7.1%
Age 20 to 24 Years	297	5.5%	2,984	6.6%	7,880	6.1%
Age 25 to 29 Years	280	5.2%	2,893	6.4%	7,548	5.9%
Age 30 to 34 Years	315	5.8%	2,592	5.7%	7,135	5.5%
Age 35 to 39 Years	372	6.9%	2,641	5.8%	7,609	5.9%
Age 40 to 44 Years	349	6.4%	2,685	5.9%	8,112	6.3%
Age 45 to 49 Years	396	7.3%	3,154	7.0%	9,574	7.4%
Age 50 to 54 Years	434	8.0%	3,665	8.1%	10,411	8.1%
Age 55 to 59 Years	395	7.3%	3,798	8.4%	10,754	8.4%
Age 60 to 64 Years	317	5.8%	3,049	6.7%	8,816	6.8%
Age 65 to 69 Years	260	4.8%	2,270	5.0%	6,576	5.1%
Age 70 to 74 Years	184	3.4%	1,660	3.7%	4,612	3.6%
Age 75 to 79 Years	164	3.0%	1,272	2.8%	3,329	2.6%
Age 80 to 84 Years	96	1.8%	744	1.6%	1,997	1.6%
Age 85 Years or Over	52	0.9%	668	1.5%	1,862	1.4%
Total:		42.3%		44.9%		45.0%

*REGIS Demographic Profile, January 25, 2021

The Project aligns with this need. Across Redwood’s 13,000+ unit portfolio, approximately 70% of its residents are empty-nesters, with an average age in the early 50s. Most residents come from within a 3-mile radius of the neighborhood. FHA-compliant in all its rental practices, Redwood is experienced and successful at providing attractive, thriving age-in-place neighborhoods for municipalities.

Redwood neighborhoods are not age restricted. Instead, they are built in a way that is tried-and-tested attractive to people looking to age in place. For example, Redwood apartment homes have zero entry from the attached garage into the kitchen. Doors have lever handles instead of doorknobs. Baths are plumbed for grab bars. There are no high HOA fees or bloated maintenance fees built into the rent. These amenities, along with the high service level Redwood provides, make Redwood neighborhoods very attractive to empty-nesters who choose to age-in-place in an open-age neighborhood while providing flexibility to respond nimbly to population and market changes.

Why Do Redwood Residents Make Great Neighbors?

As mentioned above, most residents come from within a 3-mile radius of the neighborhood. They are already great neighbors with history and personal investment in Crystal Lake.

Additionally, Redwood utilizes strong approval criteria for every applicant. With no exception, each applicant over 18 years of age is subject to credit, criminal, and rental history background checks. Every adult who lives in a Redwood apartment home must go through the background checks; meaning, for example, if two applicants would like to live in an apartment together, both must apply and satisfy background check criteria. If an applicant has multiple DUIs in a given time period, Redwood will not lease to him. If an applicant has *any* assault conviction at *any* time, Redwood will not lease to her. The consistent application of strict approval criteria allows Redwood to control the make-up of its neighborhoods in a way that single family HOAs without rental restrictions in their covenants cannot.

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Redwood prides itself on its tight, close property management. The majority of Redwood neighborhoods have a live-in leasing professional and live-in maintenance technician. On-site staff help assure a high-quality living experience for its residents and a long-term premium product for its investors.

How Many School-Aged Children Will Live in the Proposed Neighborhood?

Based on historical data from its portfolio of 13,000+ apartment homes, Redwood expects that 34 school-age children will live in its Crystal Lake neighborhood. Across its portfolio, typically:

- 7 ½% apartment homes in any neighborhood will house school-age children.
- Those apartment homes with children contain 1 ½ children each.
- Thus, every 100 apartment homes in a Redwood neighborhood will house approximately 11 school-age children.

Redwood's Crystal Lake neighborhood plan proposes 305 apartment homes. Using the calculation above, Redwood expects to see 34 children in its Crystal Lake neighborhood. This includes children from elementary school through high school.

When reviewing this number, it's important to consider general demographics of a Redwood neighborhood. Across Redwood's 13,000+ unit portfolio, approximately 70% of its residents are empty-nesters, with an average age in the early 50s. Most residents come from within a 3-mile radius of the neighborhood. Redwood averages 1.65 residents per apartment home. Accordingly, most Redwood residents do not have school age children living with them. For those that do, it's Redwood's experience that those children are already enrolled in the school district.

Where Can One Visit an Existing Redwood Neighborhood?

Nearby Fort Wayne, Indiana is home to four Redwood neighborhoods:

- Redwood at Fort Wayne Brafferton Parkway, 14134 Brafferton Parkway, Fort Wayne, IN 46814
- Redwood at Fort Wayne Cowen Place, 1208 Cowen Place, Fort Wayne, IN 46825
- Redwood at Fort Wayne Frost Grass Drive, 4021 Frost Grass Drive Fort Wayne, IN 46845
- Redwood at Fort Wayne Kinzie Court, 5450 Kinzie Court, Fort Wayne, IN 46835

You can preview all existing Redwood neighborhoods at www.byredwood.com, and virtually tour its apartment homes at https://www.youtube.com/channel/UCkm7Biar4V_dW00xRovr5pA.

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Conclusion

Crystal Lake and Redwood are a great fit. Crystal Lake's demographics, amenities, and community-feel match well with a typical Redwood neighborhood. In turn, Redwood can offer Crystal Lake owner-managed, market rate, multi-family housing that enhances the current approved plan. Redwood also provides Crystal Lake a distinctive choice for its residents to age in place, remaining rooted in the City long into active adult life. I respectfully submit this application. I welcome any questions or feedback you may have about this application and look forward to the process of becoming part of Crystal Lake.

Yours,

Kellie McIvor

Kathryn Cowlin, AICP

Subject: FW: Redwood Living - Proposed neighborhood located on Central Park Drive

From: Kay Stanish <kay.n.stanish@gmail.com>

Sent: Wednesday, July 14, 2021 4:22 PM

To: kmcivor@byredwood.com

Cc: Gary Mayerhofer <gmayerhofer@crystallake.org>

Subject: Redwood Living - Proposed neighborhood located on Central Park Drive

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Kellie McIvor,

Please allow me to introduce myself. My name is Kay Stanish and I live at 7763 Old Post Rd, Crystal Lake, IL 60014. This is the house located at one of the capped roads in Monticello subdivision. I am a long standing citizen of Crystal Lake and have lived in this particular home for 14 years. I am active in this community, including being a member and former president of our Rotary club. I mention this to say, at the very least, I have a vested interest in my home and community.

I recently received your letter about a meet and greet TONIGHT at Willow Creek. Please let me start by saying that it seems a bit underhanded that you call a meeting with only 1 days notice. I and my neighbors only received this letter yesterday in the mail. That is why I am choosing to email. It is hard to adjust and make time on less than a day's notice to be able to participate. As you can tell, I will not be able to attend but do want to have my opinion heard. Full disclosure, that is also why I am copying Crystal Lake City Manager, Gary Mayerhofer on this message. I can only hope that email will have a similar impact as in person.

While I support a growing and thriving community, I think it has to be done in context with how it will affect others, including the residents that already live in the area. Our neighborhood representative saw plans at the city today. I like the fact that the roads will remain capped and will not be through roads. I think this is imperative for our neighborhood. However, I firmly disagree with the lack of berms and setbacks. Our neighborhood is a large parcel neighborhood (basically 3/4 acre or larger per home) and there needs to be larger separation between our subdivision and what you are proposing. Being as close as 45 ft in some cases is too aggressive. It will not give the privacy our lots have been intended for and will decrease the property values we have strived so hard to maintain.

I am of the opinion to modify plans to create larger setbacks and CLEAR separation of our parcels and your development. I know when I purchased the land and built my own home, I did so with the understanding from the city that these should remain large lots and with the corresponding peace associated with that. The last thing I want is to try and enjoy my land and have multiple balconies to stare at. There is a clear difference in what Redwood is trying to create; active apartment / club house atmosphere; versus our neighborhood. I only ask that be maintained via more extensive landscaping, berms, and larger set backs.

thank you for your time,

Kay stanish
7763 Old Post Road
815-354-5481



FULL STONE
GARAGES

5" WINDOW
TRIM



MEADOWOOD
1,326 S.F.

FORESTWOOD
1,294 S.F.

CAPEWOOD
1,620 S.F.



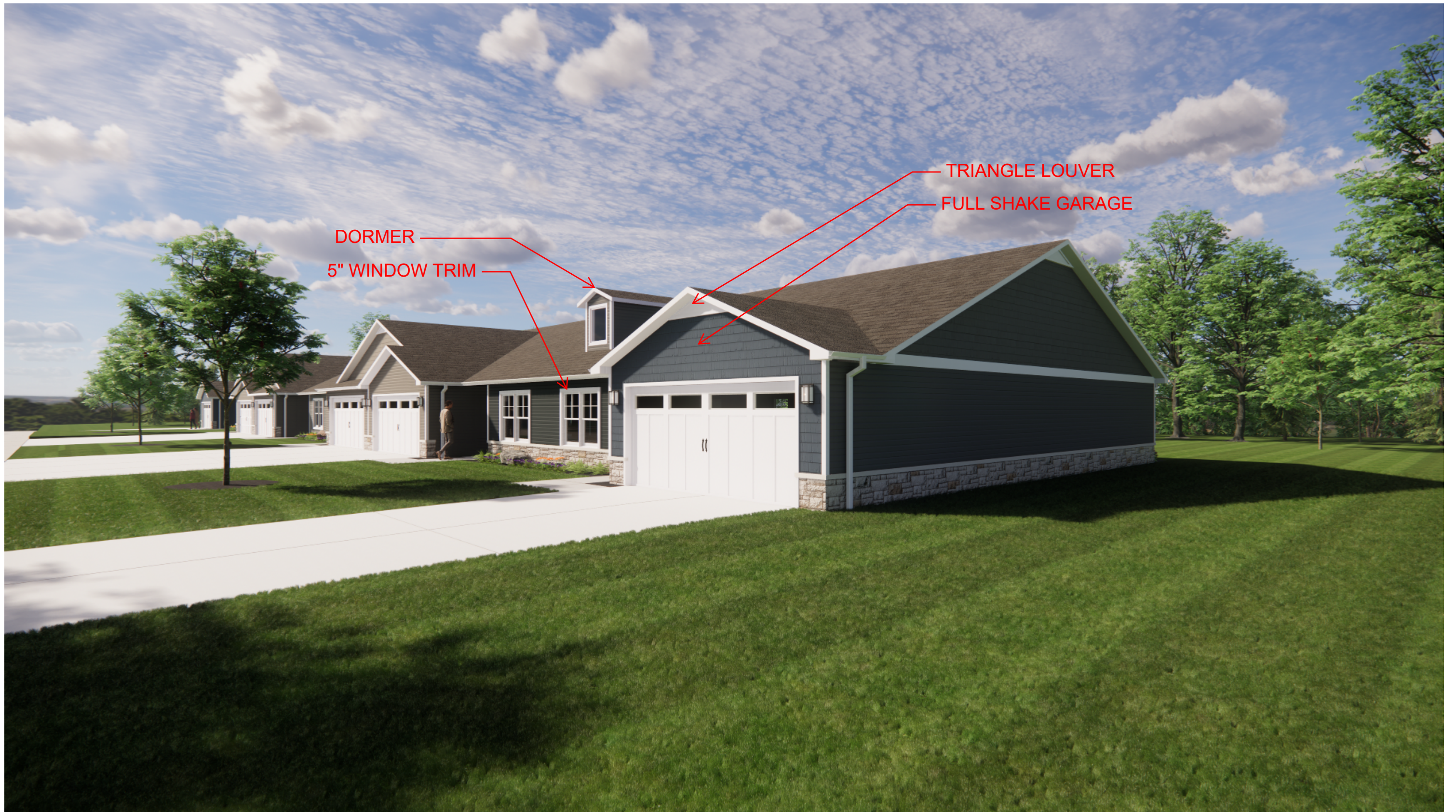
CRYSTAL LAKE, IL

TYPE 2 PERSPECTIVE

REAR CAPEWOOD



DATE: APRIL 16, 2021



DORMER

5" WINDOW TRIM

TRIANGLE LOUVER

FULL SHAKE GARAGE



CRYSTAL LAKE, IL

FRONT PERSPECTIVE

WILLOWOOD



DATE: APRIL 16, 2021

